043.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	919,700 / 919,700
					USE VALUE:	919,700 / 919,700
					ASSESSED:	919,700 / 919,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56	-58	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEATLEY MARYANN & BRYANT
Owner 2:	
Owner 3:	
Street 1:	56 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY MARY AUGUSTA -
Owner 2:	-
Street 1:	56 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2475 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5007.000	463,500		456,200	919,700
Total Card	0.115	463,500		456,200	919,700
Total Parcel	0.115	463,500		456,200	919,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 371.60 /Parcel: 371.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30139

GIS Ref

GIS Ref

Insp Date 11/12/18

!3645!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	463,500	0	5,007.	456,200	919,700		Year end	12/23/2021
2021	104	FV	442,800	0	5,007.	456,200	899,000		Year End Roll	12/10/2020
2020	104	FV	443,000	0	5,007.	456,200	899,200	899,200	Year End Roll	12/18/2019
2019	104	FV	391,700	0	5,007.	484,700	876,400	876,400	Year End Roll	1/3/2019
2018	104	FV	391,700	0	5,007.	353,500	745,200	745,200	Year End Roll	12/20/2017
2017	104	FV	367,700	0	5,007.	307,900	675,600	675,600	Year End Roll	1/3/2017
2016	104	FV	367,700	0	5,007.	262,300	630,000	630,000	Year End	1/4/2016
2015	104	FV	328,400	0	5,007.	256,600	585,000	585,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:23:25

LAST REV

Date	Time
11/05/19	10:05:26
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3645

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY MARY AUGU	71981-10	1	12/7/2018	Private	475,000	No	No		
	15796-524		9/24/1984			No	No		A

USER DEFINED

Prior Id # 1:	30139
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2019	692	New Wind	2,500	C				
5/20/2019	693	New Wind	2,500	C				
10/19/2009	1013	Re-Roof	7,758					
5/5/1998	4032	Manual	8,000					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5007		Sq. Ft.	Site		0	80.	1.14	1									456,170						456,200	

Total AC/HA:	0.11494	Total SF/SM:	5007	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,170	Spl Credit		Total:	456,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	REDN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	198.851
Other Features:	118000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671782
Depreciation:	208252
Depreciated Total:	463529

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

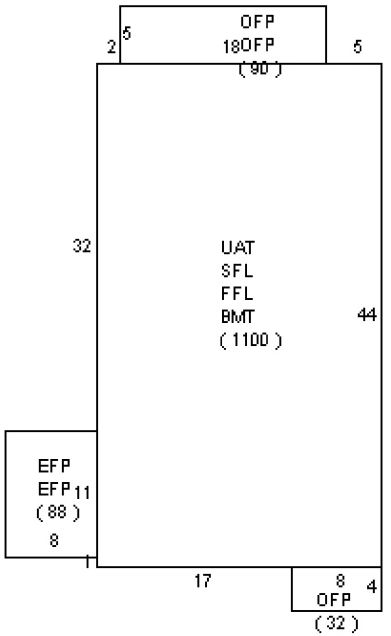
No Unit	RMS	BRS	FL
1	8	3	
1	6	2	
Totals			
2	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	198.85
Special Features:	0	Val/Su Net:	116.96
Final Total:	463500	Val/Su SzAd	210.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	59.660	65,621
FFL	First Floor	1,100	198.850	218,736
SFL	Second Floor	1,100	198.850	218,736
UAT	Upper Attic	275	139.200	38,279
OFP	Open Porch	212	23.800	5,045
EFP	Enclos Porch	176	41.840	7,364

Net Sketched Area:	3,963			Total:	553,781
Size Ad	2200	Gross Area	4788	FinArea	2475

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X8	A	FR	1985	0.00	T	34	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	